OWNER: REMOD PROPERTIES LLC, 200 WITMER ROAD, SUITE 200 HORSHAM, PENNSYLVANIA 19044 1-215-938-7300

163.345 ACRES (LOTS 1, 2, 3, 4, 5, 6, OPEN SPACE PARCEL A MAD PUBLIC STREET ROHT-OF-MAYS)
51.50 ACRES (PART OF LOT 1, LOTS 2, 4 & 6 PLATS 62/23 NO 62/65)
72.82 ACRES (PART OF LOT 1 NO LOT 5 - PLAT 82/23) TOTAL PROPERTY: DOSTING PHASE 1 PUD

PHASE 2D PUD (PROPOSED) TOTAL AMENDED PUD ACREAGE:

PUD REQUIREMENTS PER ARTICLE VIII EASTON ZONING ORDINANCE (APPLICABLE SECTIONS ADDRESSED HEREIN):

SECTION 801. G. DEVELOPMENT STANDARDS:

- (1) THE WAROUS PROPERTIES COMPASSING THE PHASE 2D PUD ARE UNDER ONE OWNER, REMCO PROPERTIES, LLC.
 (2) THE SITE IS SUITABLY CONFIGURED FOR THE PROPOSED DEVELOPMENT.
 (3) PUBLIC WATER AND SEWER HAVE BEEN EXTENDED TO PHASE 2D DEVELOPMENT AREAS VIS—A-VIS WORK UNDER PHASE IT.
 (4) SIGNIFICANT ON-SITE AND REGIONAL TRANSPORTATION IMPROVEMENTS ARE COMPLETED AND PROVIDE PROMOSED. IT THE PHASE SO DEVELOPMENT AREA COMPLETED AND PROVIDE PROMOSED.
- ENAMAGED INGRESS/EGRESS TO THE PHASE 20 DEVELOPMENT AREAS.

 (5) THE DEVELOPER PLANS TO COMMENCE PHASE 20 CONSTRUCTION WITHIN A YEAR AFTER FINAL SITE PLAN APPROVAL.
- FUN MPROVAL

 (6) THE PROPOSED PUD SITE IS SCANDICARTLY LARGER THAN 5 ACRES.

 (7) COMMON OFEN SPACE COMPRISES MORE THAN 30% OF THIS PUD.

 (8) THE SETBLICKS, LOT SIZES, LOT COMPANCE, BULLONG HEGGITS, AND YARD REQUIREMENTS SHOWN OR MPHIED HEREIN SHALL BE APPROVED WITH THE PUD ZONNO APPROVAL

 (9) PHISE 2 D OFF-STREET PARKIND IS PROVIDED AS SHOWN HEREON AND IS CONSISTENT WITH PHASE 1 PUD APPROVALS.

SECTION 801. H. 1. SKETCH PLAN REQUIREMENTS AND DATA:

- (1a.) PROPOSED DEVELOPMENT LAYOUT PROVIDED AS SHOWN HEREON
- (1b.) NO SPECIFIC RESERVATION OF OPEN SPACE PROPOSED, RESOURCE/MINITAT PROTECTION AND FOREST CONSERVATION AREA SUBJECT TO RECORDED EASIDDT, BULLING OF OPEN SPACE AREAS, BOTH NATURAL AFEST AND PERCENTENT SPACES TO REMAIN UNDER CONSERVENT AND MUNICEMENT OF DEVELOPER.
- (1c.) THE PLAN SHOWS THE PROPOSED LAND USES WITH PARKING AREAS DEFINED.

(11) AMENDED PUO -OVERALL UND USE AREA EREAKDOWN
LAND USE TYPE (PUD)
TOTAL GFA (SF) FOOTPRINT (SF) FOOTPRINT (%)

RETAIL- PHASE 1 PUO-	203,878 SF	203,878	3.7%
PHASE 2 PUD-	81,500 SF	81,500	1.5%
OFFICE- PHASE 1 PUD-2ND FLOOR, "F,G & I"	38,157 SF	0	
FOOD SERVICE- PHASE 1 PUD- "C,D,E & J"	24,901 SF	24,901	0.5%
BANK- PHASE 1 PUD-	3,561 SF	3,561	0.1%
SUB-TOTAL STRUCTURES	351,997 SF	249,840	5.8%
PUBLIC STREET R/W'S WITHIN PUD-		3.46 AC.	2.8
PARKING, INTERNAL SWM FEATURES, ACCESSES,			
CMC AREA AND INTERNAL GREEN SPACES-		32.09 AC.	25.8%
COMMON OPEN SPACE-		81.56 AC.	65.6%

PHASE 2 PUD PARKING REQUIRED/PROVIDED:

RETAIL/OFFICE-4 SP./1000 SF-GFA = 328 SP. REQUIRED; 328 OR 4+ SP./1000 SF GFA PROVIDED.

- (1h.) PRELIMINARY BUILDING ELEVATIONS PROVIDED IN THEME BOOK AND ATTACHED HEREWITH.
- (1)) FOREST STAND DELINEATION PREVIOUSLY COMPLETED FOR OVERALL PROPERTY; FOREST CONSERVATION AREA INCLUDED WITHIN 58.309 ACRES FOREST/HABITAT AREA.
- (1.k) PROPOSED PUD METES AND BOUNDS SHOWN HEREON

PHASE 2 PUD LANDSCAPE REQUIREMENTS

PHASE 2 GENERAL MINIMUM LANDSCAPE REQUIREMENTS (SECTION 1015.6.E) LANDSCAPE DETAILS AND SPECIFIC COMPLIANCE WITH ORDINANCE TO BE PROVIDED WITH SITE PLAN PER DEVELOPMENT PHASE.

1. OVERALL MINIMUM TREES REQUIRED— 1 TREE PER 2500 SQ FT OF DISTURBED AREA LESS REQUIRED BUFFERVARDS (COMMERCIAL) = 10.3 AC. = 448,688 SF + 2500 = 179 TREES, TOTAL OF 179 TREES REQUIRED ACROSS STE

20. INTERNAL STREET TREES- N/A

25. INTERIOR PARKING LOT TREES - 1 TREE PER 7.5 SPACES (COMMERCIAL) = 44 TREES REQUIRED-LOCATED IN ISLANDS AND BIO-RETENTION AREAS,

2c. PARKING LOT HEDGE, OR EQUIL SCREENING REQUIRED ALONG ALL STREETS WHERE PARKING ABUTS STREET.

2d.1.— I TREE PER 50' OF BUILDING FRONTAGE.— TREES PROVIDED IN CLOSE PROXIMITY TO BUILDING FRONTAGES IN FOUNDATION PLANTERS, PARKING ISLANDS AND SOME SIDEWALK PLANTINGS.

2.d.ii. -LANDSCAPE BEDS THAT ADJOIN BUILDINGS FOR NO LESS THAN 25% OF EXTRANCE FAÇADE AREA- TO BE PROVIDED WITH FOUNDATION PLANTER AREAS AND SIDEWALK LANDSCAPE CUT-OUTS.

2.e. —SERVICE AREAS— THESE AREAS ARE LOCATED AT REAR OF BUILDING MASSES NOT VISIBLE FROM PUBLIC MAYS OR PIARXNO AREAS, SERVICE/DUMPSTER AREAS IN OTHER LOCATIONS SHALL BE SCREENED WITH 6° HICH MINIMUM SCREEN MULLS AND GATES.

2.f. OVERALL SHRUB LANDSCAPE PLANTINGS- PROVIDED THROUGHOUT SITE IN PARKING AREAS AND STREET BUFFERING OF PARKING FIELDS.

2.9. BUFFERYARDS — BUFFERYARD "D", 15' WIDTH REQUIRED ALONG MARLBORD AVENUE EXTENDED. BASE REQUIREMENT OF (1 CANOPY TREE, 1 EVERGEED/AUXDERSTORY TREE AND 5 SHRUBS PER 50' OF FRONTINGE). CONOPY TREES—MINIOUM 2°CLUBER AT INSTITUATION, EXCEPTIBLE SPECIES INCLUDE, BUT ARE NOT LIBED TO. VIXTOUS ONCS, PLANE TREES, HONEY LOCUST, ZELXOVA, HYBRID ELM, RWER BIRCH AND MAPLES IN PLANTION AREAS WITH ROOM FOR ROOT SPECIA.

UNDERSTORY TREES— MINIMAN 7' HEICHT AT INSTALLATION, ACCEPTABLE SPECIES INCLUDE, BUT ARE NOT LIMITED TO: RED BUD, DOGNOOD, CREPE MYRILE, CEDARS, PINES, HOLLES, VIURNIMA, WAX MYRILE, BAY BERRY, SHAD BUSH, CHERY, CANA SPECIE, SWALLER WAYLES, SWEET BAY WICHOLLA, OTHER SMALLER FLOWERING MICHOLLIS AND SELECT, IMPROVED PEAR SPECIES ON A LIMITED BASIS.

SHRUBS - MINMUN 18" HEIGHT OR SPREAD AT INSTALLATION, ACCEPTABLE SPECIES INCLUDE, BUT ARE NOT LIMITED TO: JUNIFERS, HOLLIES, ASELIA, ROSES, ELIONYMUS, SPREA, YENS, BOXWOOD, RHODOODEDRON, DOOWDOOD, BEAUTY BERRY AND OTHER PLANTS COMMONLY GROWN IN THIS REGION AND MOT OTHERWISE CONSIDERED INVASIVE SPECIES.

STORMWATER MANAGEMENT

SEE ATTACHED STORWHATER MANAGEMENT CONCEPT PLAN.

SITE LIGHTING AND PARKING LIGHTING SHULL MATCH EXISTING PHASE 1, SHARP-CUT-OFF FIXTURES HIGGITS. COLONIAL LIGHTING EXISTS ALONG AND MARLDORD AVOIDE EXTRUDED FROMTAGES AND ADDITIONAL STREET LIGHTING PLANNED, BUILDING FIXTURES WILL ILLUMINATE EXTRANCE SIDEMALKS, PARKAREA LIGHTS UP TO 24" HEIGHT.

(2) PLANNING COMMISSION REVIEW OF COMPREHENSIVE PLAN CONSISTENCY: SUPPORTING INFORMATION AND JUSTIFICATION TO BE PRESENTED AT PLANNING COMMISSION HEARING.

COMPREHENSIVE PLAN DESIGN PRINCIPLES RESPONSE NARRATIVE

PRINCIPLE #1- PHASE 2 WATERSIDE PROVIDES A "MIX" OF LAND USE TIPES THAT INTEGRATES WITH PHASE 1 AND THE OVERALL TOWN. WHILE STILL PREDOMINATIV RETAL USE, THE LAND USES IN PHASE 2 ACCOMMODATE RETALERS AND OFFICE USERS THAT REQUIRE LARGER PARKING PELBOS THAT CAN'T PREVIOURLE LOCKE DOWNTOWN, HOWEVER, THESE USES ARE PLANNED SO THAT THEY CRAITE SOME OF THE IDEALS OF A DOWNTOWN, THAT BODNS, A MALTI-FUNCTIONAL, LAYNS, WORKINS, SHOPPINS, HOSPITALITY DIPERRINCE WITHIN A PEDESTRUM ACCOMMODATED LAND PLAN.

PRINCIPLE #2- NATURAL AREAS ARE PROTECTED AND HAVE BEEN INTEGRATED AND UTILIZED IN DRAININGE AND STORM WATER WANGEWENT DESIGNS.

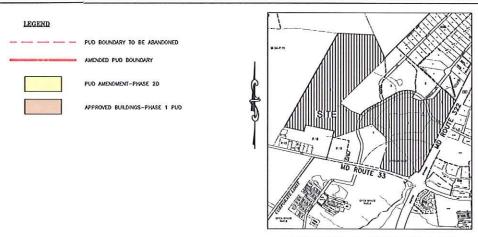
PRINCIPLE 43— AUTOMOBILES SHOULD NOT DETERMINE DESIGN.—THE AUTO DEPENDENT DESIGN OF THIS CENTER WAS DETERMINED WHEN MASLEGOR AVERAGE EXTENDED WAS REQUIRED TO ACCOMMODATE SENSIFICANT THROUGH TRAFFIC. VEHICULAR AND PEDESTRUM CONNECTIONS TO ADDINING LAVO USES. THIS PLO INCORPORATES A PEDESTRUM AND BISE PATH SYSTEM PROMODING, WITHIN THE RESTRICTION OF DEVIRONMENTAL AREA CONSTRAINTS, CONTINUOUS ACCESS TO ALL LAVO USES. HOFFICIALLY, SOME RESIDENCE OF THE TOWN WILL BEET TO THE CENTER FOR SHOPPING TARRATING, SOLORITURUS ACCESS TO ALL LAVO USES. HOFFICIALLY, SOME RESIDENCE OF THE TOWN WILL BEET TO THE CENTER FOR SHOPPING TARRATING, BUT THOSE USERS BRYOND A REASONABLE BRING COMMUTE WILL DRIVE, RESIDENTS OF LESTON WILLAGE TO THE SOUTH AND ARROSS WIN FT 33 CAN WALK OR BRE TO THIS DEVELOPING, BUT MOST SHOPPING TRES WILL BE BY RECESSIFY, VEHICLIAR, WATERSOE VILLAGE IS A DESTINATION WHERE MOST USERS WILL COME BY AUTOMOBILE TO SHOP, AND INTERACT. CONTINUENT PRAKING IS PROPRIED FOR CONTINUENT FOR PRICE AND ALL THAT PROPRIED FOR CONTINUENT FOR PRICE AND AUTOMOBILE TO SHOP CONTINUENT TO MITCHIE THE VISUAL BAPACT OF PARKING IS SHOWN CONTINUENT TO MITCHIE THE VISUAL BAPACT OF PARKING IN TRAFF THE VISUAL BAPACT OF PARKING IN THE PARKING IN SCREENED WITH UNIOSCAPAN, BERMAND AND OTHER LIBERATION INTERACT.

PRINCIPLE 44- AMPLE OPEN SPACES SHOULD BE PROVIDED WITHIN AND AROUND NEOHBORHOODS- SUBSTANTIAL OPEN SPACE AND SMALLER, USABLE GATHERNS AREAS ARE INTEGRATED THROUGH-OUT THE DEVELOPMENT.

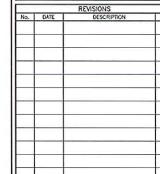
PRINCIPLE #8- SIGNS SHOULD INFORM BUT NOT DOMINATE- BUILDING SIGNAGE LOCATIONS SHOWN ON TYPICAL ELEVATIONS AND SIGNAGE SHALL COMPLY WITH MASTER SIGNAGE PLAN SUBMITTED PREVIOUSLY.

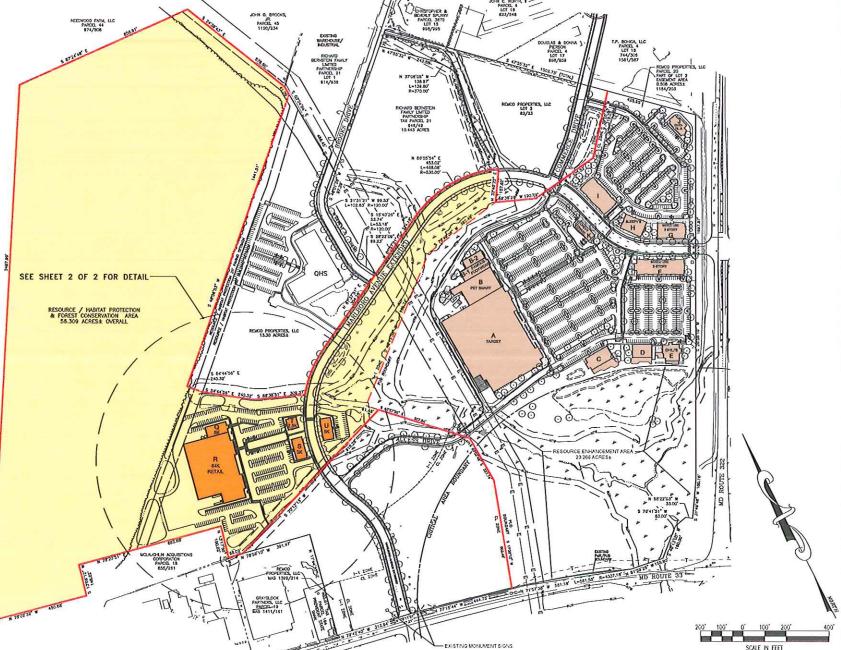
PRINCIPLE #7- NEIGHBORHOODS SHOULD CONTAIN A DIVERSITY OF HOUSING TYPES-NOT APPLICABLE, SEE PRINCIPLE 1 FOR INTEGRATED USES COMPLIANCE. PRINCIPLE 48- RESIDENTIAL DEVELOPMENTS SHOULD BE INTERESTING PLACES- NOT APPLICABLE.

PRINCIPLE #9- MEICHBORHOODS SHOULD CONNECT- WATERSDE VILLAGE CONNECTS TO BROOKS DRIVE & COMMERCE DRIVE; IT EXTENDS MARLBORD AVENUE WEST TO MD RT 33; AND CONNECTS EASTON VILLAGE TO MARLBORD AVENUE AND POINTS EAST.



LOCATION & VICINITY MAP SCALE: 1" = 1000'





<u>Lane Engineering, LLC</u> Established 1986

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NOT VALO FOR CONSTRUCTION UNLESS SOMED AND DATED HERE:



PHASE 2D OVERALL SITE PLAN WATERSIDE VILLAGE PUD AMENDMENT

TALBOT COUNTY, MARYLAND TAX MAP 34 GRID 20 PARCEL 20

ISSUED FOR-

DATE: 2/28/13 1 OF 2 060312 JOB No. AS NOTED FILE No.

